

Sedona - Land Development Code

§ 912 OFF-STREET PARKING AND LOADING REQUIREMENTS AND STANDARDS.

912.01 Purpose. The purpose of this section is to promote traffic/pedestrian safety and efficiency and alleviate traffic congestion by providing off-street parking and loading facilities for new uses or enlargement of existing uses. This section is also intended to promote the following:

A. Paving should be minimized to provide adequate parking yet reduce rain water run-off, prevent heat build up, and control dust pollution;

B. Innovative design is encouraged to retain the character of, and be in harmony with, the natural beauty of Sedona;

C. Every reasonable effort shall be made to save existing trees and native vegetation.

912.02 Basic Requirements for Off-Street Parking.

A. General provisions. Off-street parking shall be provided for any new building constructed, for any addition or enlargement of an existing building and where additional parking spaces are required. If an existing, legally established building or structure is expanded by more than 25% of the existing gross floor area, existing parking must comply with the applicable standards of this Code.

B. Maintenance of existing parking. Off-street parking facilities provided for existing buildings and uses shall be maintained as long as the buildings and uses remain.

C. Combination of uses. Where there is a combination of uses on a lot, the number of parking spaces shall be the sum of the requirements of the individual uses. The total number of spaces may be reduced if the Director approves a parking study, conducted by a professional traffic engineer, which shows that on a single auto trip, more than 1 land use is employed on 1 lot (see "Shared Parking" published by the Urban Land Institute and Chapter 7 "Parking and Service Facilities," published by the Institute of Transportation Engineers).

D. Parking lot sales. Required parking spaces and areas shall not be used for the sale, display or repair of motor vehicles or other goods and services unless authorized by a temporary use permit issued in accordance with § 407.

E. Overnight occupancy restrictions. Parking lots shall not be used for overnight occupancy and parking of recreational vehicles, campers, trailers, buses, vans,

motor homes, moving vans, refrigerator trucks or similar vehicles, except as authorized by the Director.

F. Adjoining lot connections. Inter-connections between adjoining parking lots for separate adjacent uses are encouraged. Cross-access and maintenance agreements associated with such interconnections shall be provided, if necessary, with applications for site plan approval.

G. Pollution control. Oil separator devices and documentation of proper maintenance shall be required for parking areas, except when paving with permeable surface has been established, in which case the requirements may be waived by the City Engineer.

H. Surfacing in floodplains. Parking lots developed in designated floodplain areas shall be improved in a manner acceptable to the Director. Clearly-defined parking spaces must be provided.

I. Maximum grades. Parking lot grades shall be in accordance with the specifications made available by the City Engineer.

J. Single-family residential uses. Unless specifically mentioned in the text of this Code, parking provisions and requirements shall not apply to single-family residential uses.

912.03 Parking Spaces Required. Parking for a specific use shall be located on the same property as it is intended to serve.

A. Off-site parking. Parking for a specific use may be allowed on a separate property that is within 300 feet of the property, provided the 2 properties are not separated by an arterial street or collector roadway. A legal, non-revokable written agreement must be submitted to the Director for approval before establishment of any off-site parking arrangements. Proof of continuing use and maintenance shall be a requirement of such approval.

B. Shared parking. For separate uses located on the same or adjacent properties which are not operated simultaneously, a shared parking arrangement may be allowed if it is in accordance with the Institute of Transportation Engineers (ITE) Standards for shared parking (current edition) and the Urban Land Institute publication, *Shared Parking Second Edition* (2005, Mary S. Smith et al.) and approved by the Director.

C. Fractional amount. In calculating the total number of required off-street parking spaces, fractional

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amounts are to be rounded to the nearest whole number (1/2 shall be rounded to the next highest number).

D. Unspecified uses. The requirements for any use not specifically listed shall be determined by the Director on the basis of requirements for similar uses.

E. Reduction of requirements. Requests to reduce otherwise applicable parking requirements may be granted by the Director after the applicant shows that:

1. Because of the unique nature of the specific existing or proposed land use or due to an unusually large number of pedestrian or transit trips, below-normal parking demands will be generated; and

2. The reduced parking supply will still accommodate the vehicular traffic without increasing traffic or on-street parking problems in adjacent areas and neighborhoods.

F. Addition of requirements. Parking requirements in addition to Table 9-1, Schedule of Off-Street Parking Requirements, may be required by the Director based on the unique nature of proposed and existing land uses on the site and surrounding area. The Director shall consider increased vehicular traffic and/or on-street parking impacts to adjacent areas and neighborhoods when determining additional parking requirements.

912.04 Schedule of Off-Street Parking Requirements. Off-street automobile parking spaces or areas shall be provided according to Table 9-1.

Table 9-1
Schedule of Off-Street Parking Requirements

<i>Use</i>	<i>Minimum Off-Street Parking Requirements</i>
<i>Residential Uses</i>	
Single-family residence or duplex	Two parking spaces per dwelling unit
Multiple family dwellings (a minimum of 1 covered space per dwelling unit):	
Efficiency units:	1.25 parking spaces per dwelling unit
One-bedroom units:	2 parking spaces per dwelling unit for the first 5 units. After the first 5 units, 1.5 parking spaces per dwelling unit
Two or more bedroom units:	2.5 parking spaces per dwelling unit for the first 5 units. After the first 5 units, 2 parking spaces per dwelling unit
Boarding or rooming houses	1 parking space for each guest room or guest dwelling
Dormitories or other student housing	2 parking spaces for each 3 guest rooms
Mobile home parks	2 parking spaces for each mobile home space
Active senior living accommodations	1 parking space per dwelling unit

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<i>Use</i>	<i>Minimum Off-Street Parking Requirements</i>
Convalescent homes	1 parking space for each 2 patient beds
<i>Public/Semi-Public Uses</i>	
Places of worship, clubs and lodges	1 parking space for each 3.5 fixed seats in the main assembly room; or 1 space for each 20 square feet in the main assembly room
Country club, swim club or recreational use	1 parking space for each 3 persons, based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the Director
Elementary or junior high schools	2 parking spaces for each teaching station
Places of public assembly	1 parking space for each 175 square feet of gross floor area
Government offices	1 parking space for each 200 square feet of gross floor area
High schools, including auditoriums and stadiums	7 parking spaces for each teaching station
Hospitals	1 parking space for each patient bed
Library and museums	1 parking space for each 300 square feet of gross floor area
Post offices	1 parking space for each 200 square feet of gross floor area

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<i>Use</i>	<i>Minimum Off-Street Parking Requirements</i>
<i>Commercial Sales and Service Uses</i>	
Airport terminal	1 parking space for each 200 square feet of gross floor area
Art gallery	1 parking space for each 350 square feet of gross floor area
New and used automobile, boat, camper or similar vehicle sales or rental business	1 parking space for each 1,000 square feet of gross land used for sales and display purposes
Barber or beauty shop	1.5 parking spaces for every 2 work stations
Bank, financial institution, public or private utility office	1 parking space for each 200 square feet of gross floor area
Bed and Breakfast establishment	1 parking space for each guest unit in addition to parking requirements for the owner/occupant
Billiard parlors	1 parking space per 1.5 billiard tables
Bowling alleys	4 parking spaces for each bowling lane
Bus depots	1 parking space for each 1000 square feet of waiting room space
Business or professional offices	1 parking space for each 250 square feet of gross floor area
Carwash	Parking spaces or reservoir parking equal to 5 times the capacity of the carwash
Cleaning or laundry use or similar personal service use (self-service)	1 parking space for every 2 washing machines
Cleaners	1 parking space for each 300 square feet of gross floor area
Commercial service uses, repair shops, garages, wholesale uses	1 parking space for each 200 square feet of gross floor area (including display)
Convenience markets	1 parking space for each 200 square feet of gross floor area
Day nursery or nursery school	1 parking space for each staff member plus 1 space for each 10 students

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<i>Use</i>	<i>Minimum Off-Street Parking Requirements</i>
Drive-through uses	
Bank or financial	1 parking space for each 200 square feet of gross floor area, plus 5 vehicles per drive-through station for vehicle stacking space
Restaurant, cocktail lounge or similar use for sale or consumption of food or beverage on the premises with more than 16 seats;	1 parking space for each 100 square feet of gross floor area. In addition, 4 spaces before the ordering area shall be required for vehicle stacking space
Restaurant primarily for sale of food and beverages off-premises with 16 seats or less	1 parking space for each 200 square feet of gross floor area. In addition, 4 spaces before the ordering area shall be required for vehicle stacking space
Convenience markets and liquor stores	1 parking space for each 200 square feet of gross floor area plus a minimum of 60 feet of stacking area to accommodate at least 3 vehicles at the window
Cleaners	1 parking space for each 300 square feet of gross floor area, plus a minimum of 60 feet of stacking area to accommodate at least 3 vehicles at the window
Other	Parking spaces as required by the specific use plus a minimum of 60 feet of stacking area to accommodate at least 3 vehicles at the window
Food store, supermarket	1 parking space for each 200 square feet of gross floor area for buildings over 10,000 square feet of gross floor area 1 space for each 250 square feet for buildings less than or equal to 10,000 square feet of gross floor area
Furniture and/or appliance stores	1 parking space for each 750 square feet of sales display area
Gas service stations	1 stacking space per 2 pumps, plus 2 parking spaces per service bay
Golf courses	6 parking spaces per green
Gymnasium and health studios, not on a school site	1 parking space per 300 square feet of exercise area
Health and spa facility, massage therapy, yoga studio	1 parking space for each 200 square feet of gross floor area On the same property in conjunction with a Lodging or Resort Commercial establishment, 1 parking space for each 400 square feet of gross floor area

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<i>Use</i>	<i>Minimum Off-Street Parking Requirements</i>
Hotels, motels, timeshares and other similar lodging uses as determined by the Director of Community Development. Total per unit of the following requirements:	<ul style="list-style-type: none"> a. .5 spaces per room within each lodging unit, but not less than 1 space per total unit (excluding kitchens, bathrooms, closets or similar rooms as determined by the Director of Community Development). b. .25 spaces per total unit if the timeshare facility accommodates on-site sales activities (this requirement may be waived by the Director if applicant provides adequate documentation indicating sales customers are also overnight guests at the facility.) c. .25 spaces per lock-out suite. d. For projects under 60 units, an additional 5 parking spaces shall be provided. For projects with 60 or more units, an additional 10 parking spaces shall be added.
Manufacturing or industrial uses, including office or other incidental operation on the site	1 parking space per 750 square feet of gross floor area
Medical or dental offices	1 parking space per 200 square feet of gross floor area
Miniature golf courses	2.5 parking spaces for each hole of the course
Mortuaries, funeral homes	1 parking space per 3 fixed seats or 1 parking space per 20 square feet of assembly room area, plus 1 per each commercial funeral vehicle
Heavy equipment and machinery sales	1 parking space per 750 square feet of gross floor area
Planned shopping centers under unified control over 25,000 square feet	<ul style="list-style-type: none"> a. One parking space for each 250 square feet of gross floor area b. Parking spaces for restaurant space that exceeds 15% of the total square footage of the shopping center shall be calculated as required for restaurant
Plant nursery, garden shop	5 parking spaces plus 1 additional parking space for each 2,000 square feet of sales or display area
Restaurant, cocktail lounge or similar use for sale or consumption of food or beverage on the premises with more than 16 seats	1 parking space for each 100 square feet of gross floor area
Restaurant primarily for sale of food and beverages off premises with 16 seats or less	1 parking space for each 200 square feet of gross floor area
Retail, general	1 parking space for each 250 square feet of gross floor area
Skating rinks, dance halls/dance studios	1 parking space per 250 square feet of gross floor area

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<i>Use</i>	<i>Minimum Off-Street Parking Requirements</i>
Theater or auditorium not on a school site	1 parking space for each 3 seats in the main assembly room
Warehouse and distribution industry	1 parking space for each 2,000 square feet for the first 20,000 square feet; 1 parking space for each 4,000 square feet of floor area of the remaining building area
Wholesale	1 parking space for each 500 square feet of gross floor area
<i>Accessible Parking Spaces</i>	
Designated parking for disabled persons shall be provided for all uses as designated by the Americans with Disabilities Act	Each accessible parking space shall be painted on the ground with an international accessibility symbol and posted by a sign in accordance with the Americans with Disability Act and located as close as practical to an accessible entrance to the building. The sign must be placed so that it is not obscured by a vehicle parked in that space. The striping specifications for accessible parking spaces shall comply with the Americans with Disability Act (see § 912.09, Accessible Parking).

912.05 Site Development Standards for Off-Street Parking Areas.

A. Each off-street parking space, aisle width and other design dimensions shall comply with the requirements of division J. of this subsection. A waiver of these requirements may be granted by the Director if the applicant can provide different acceptable standards based on the Institute of Transportation Engineers (ITE) Standards (current edition). However, any waiver must also meet the intent and purpose of this Code.

B. Sidewalks, streets or public rights-of-way may not be used for parking. Vehicles shall not be allowed to back out or otherwise maneuver from a property into a city arterial or roadway if, in the opinion of the City Engineer and Director, a potential traffic safety concern is present.

C. Individual ingress/egress access drives intersecting with city streets shall have a minimum width of 28 feet and shall not exceed 40 feet in width, unless ingress/egress lanes are separated by a median island of 4 feet in width. For radiused entrances, minimum curb radii shall be 25 feet minimum. Any reduction in width below 28 feet shall be at the discretion of the City Engineer.

D. The total number of access connections from parking lots to adjacent roadways shall be subject to the approval of the agency having jurisdiction.

E. Driveways located near intersections on arterial highways and major collector roadways must maintain the corner clearances as indicated in Figures 9-44 and 9-45. At locations where the recommended corner clearances are not attainable because property frontages are narrow, a minimum corner clearance of 50 feet must be maintained. At such locations, left turns into and out of the driveway shall be prohibited, if in the opinion of the City Engineer and Director, a potential traffic safety concern is present.

F. Driveways providing access to single-family residential lots shall be located a minimum of 30 feet from any road intersection.

G. Parking shall be prohibited in aisle ways, fire lanes or similar areas not officially designated for parking purposes. These areas shall be posted with "No Parking" signs and/or other means as required by the Director.

H. Traffic control signs and/or striping shall be provided within all parking areas as necessary to minimize vehicular and pedestrian conflicts.

I. All commercial and public application of off-street parking areas shall be constructed and regularly maintained as follows:

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1. Grading, drainage and a minimum of 2 inches of asphaltic concrete paving over a 4-inch aggregate base or other acceptable substitute dust-free material to the specifications of the City Engineer;

2. Bumpers, wheel-stops, stall markings and/or other vehicular control devices shall be provided to the specifications of the Director.

J. Parking area design dimensions shall be as indicated in Figure 9-8 and Figure 9-9 as follows (see sample parking lot plans Figure 9-10).

1. Minimum parking space dimensions shall be as follows:

a. Off-street parking spaces other than parallel parking stalls shall consist of rectangular areas not less than 9 feet wide by 18 feet long;

b. All parallel parking stalls shall consist of a rectangle not less than 8 feet wide by 24 feet long;

c. Handicapped parking spaces shall comply with the requirements of the Americans with Disabilities Act;

d. Subject to the approval of the City Engineer, the length of a parking stall may be reduced to 16 feet allowing the front of vehicles to overhang the required space by no more than 2 feet, provided that the curb is no more than 4 inches in height, and the front of the parking space is located adjacent to a landscaped area or a sidewalk that is 6 feet minimum in width.

2. Aisle widths shall comply with the minimum widths listed in Figure 9-46, 9-47 and 9-48. The parking aisle width for aisles serving parking areas utilizing minimum stall sizes and having stalls along one side of the bay only, shall be a minimum of 2) feet provided there is an adjoining landscaped area or sidewalk to allow for a 2 foot overhang of a vehicle and the curb is no more than 4 inches in height. When stall sizes utilized are greater than minimum size, the City Engineer may, at his discretion, increase the required aisle width.

3. Length of aisle or island separating adjacent parking spaces shall have a maximum length of 300 feet.

4. Every other aisle shall be separated by a landscape island with a minimum width of 5 feet (or 7

feet where vehicle overhangs are permitted). Landscape peninsulas parallel to individual parking spaces may be required as determined by the Director.

5. Curbs should be installed at a minimum of 3 feet from the face of walls, fences, buildings and other structures adjacent to the exterior boundaries of the property. These areas shall be landscaped except for necessary walks.

6. The curb radius for landscape islands shall be a 2-foot minimum.

7. Individual ingress/egress access drives shall be in accordance with the provisions set forth in subsection C. and constructed to the specifications of the City Engineer.

8. A minimum stacking distance of 40 feet shall be provided at all ingress/egress access drives intersecting with a street. Other distances may be approved by the Director if warranted by lot size and configuration.

9. Walkway openings 4 feet in width shall be provided in islands separating adjacent parking spaces at 7 space intervals.

10. No signs, landscaping or other obstruction shall interfere with visibility for a distance of 30 feet from the intersection of 2 street side lot lines of a corner lot and 10 feet from the intersection of a driveway and a lot line.

11. A 12-foot deep backup-turnaround shall be required on all dead-end parking lanes.

12. Traffic circulation on one-way angle parking shall be designed for counter-clockwise traffic flow and directional arrows shall be painted on the pavement to help assure the correct flow.

13. No inside turning radius at the curb shall be less than 15 feet.

14. No outside turning radius at the curb shall be less than 35 feet.

15. Parking stalls shall be double- striped according to the specifications of the City Engineer, with the center of the double stripe as the point of measurement.

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16. Ends of island parking nodes where angled parking is provided shall be a minimum of 10 feet average width.

17. The inside radius to a parking stall on a curve approach shall not be less than 15 feet.

K. All parking areas shall be designed to minimize vehicular and pedestrian conflicts. If these conflicts are apparent, the Director may require redesign of parking areas.

L. The requirements of this section may be modified by the Director or City Engineer in order to retain existing trees or native vegetation within the parking area, if in the opinion of the Director or City Engineer, a potential traffic safety concern is not present.

M. Except as provided below, no more than 10% of the total on-site parking spaces may be compact spaces. Compact parking space sizes shall be 8 feet wide by 18 feet long for 90 degree parking or the equivalent dimensions required for an angle space to maintain the 8 foot by 18 foot rectangle. A total of 15% compact spaces may be permitted if an additional 5% of the total on-site parking spaces are provided as off-site shared parking, as approved by the Director or City Engineer. Compact spaces shall be clearly signed and marked "Compact Only". Signs shall be per the *Manual on Uniform Traffic Control Devices* (MUTCD) and lettering striping shall be a minimum of 12 inches stating "Compact Only".

N. Thirty percent of the total permitted compact spaces may be motorcycle spaces. Motorcycle parking space sizes shall be 4 feet wide by 16 feet long for 90 degree parking or the equivalent dimensions required for an angle space to maintain the 4 foot by 16 foot rectangle. Motorcycle spaces shall be clearly signed and marked "Motorcycle Only". Signs shall be per the MUTCD and lettering striping shall be a minimum height of 12 inches stating "Motorcycle Only".

912.06 Landscaping Requirement. All parking lot landscaping shall be provided in accordance with § 910.

912.07 Off-Street Loading Requirements.

A. Applicability. For every building in whole or part which is required to conform with § 912.02A. and which is occupied by a use receiving or distributing materials or merchandise by motor truck, there shall be provided and maintained on the same premises adequate off-street loading space meeting the minimum requirements, or those required

by the Director. Loading space shall not satisfy requirements for off-street parking space.

B. Schedule of loading space requirements. Off-street loading spaces shall be provided according to the following schedule:

<i>Total Floor Area of Building</i>	<i>Number of Loading Spaces Required</i>
Less than 30,000 sq. ft.	1
30,000 sq. ft. to 50,000 sq. ft.	2
For each 100,000 additional sq. ft.	1 additional

C. Location. Required off-street loading spaces shall not be permitted in any front yard or in any required street side yard. Off-street loading spaces may occupy all or any part of a required rear yard, except as noted in this Code, and may be partially or entirely enclosed within a building. Loading areas shall not interfere with parking lot maneuvering areas. City streets or right-of-way shall not be utilized for loading and unloading purposes.

D. Size. Every required off-street loading space shall have a minimum width of 12 feet, a minimum length of 50 feet and a minimum height of 14 feet, not including access aisles and maneuvering space. Variation from this size requirement may be granted by the Director if warranted by the building use.

E. Minimum turning radius. Minimum turning radius for truck traffic areas shall be 40 feet.

912.08 Bus and Large Vehicle Parking Requirements.

A. Parking for buses, recreational vehicles and other large, oversized vehicles shall be provided in parking lots with a capacity of more than 50 spaces, at a rate of 1 such space per 50 total spaces. The portion of this requirement pertaining to buses may be waived by the Director if the property owner will be excluding them through architectural barriers and/or signage.

B. Each off-street parking space for a bus and a large vehicle shall consist of a rectangular area not less than 12 feet wide by 40 feet long.

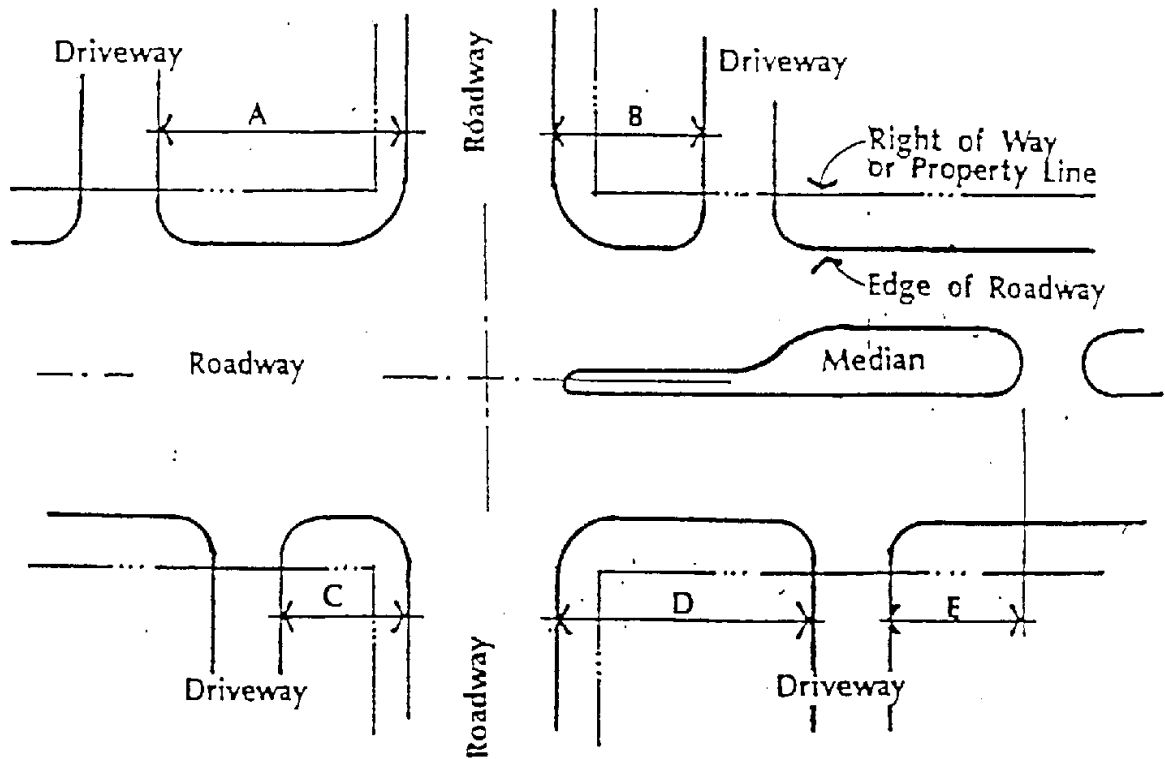
C. Each oversized space may be counted as 6 standard-size spaces in meeting the parking requirements.

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Figure 9-44
MINIMUM DRIVEWAY CLEARANCES
TO STREET CORNERS

A. Signalized intersection control.

<i>Minimum Corner Clearance in Feet</i>			
<i>Item</i>	<i>Functional Classification of Road</i>		
	<i>Arterial</i>	<i>Collector</i>	<i>Local</i>
A	230	175	50
B	115	85	50
C	230	175	50
D	230	175	50
E	75	0	0

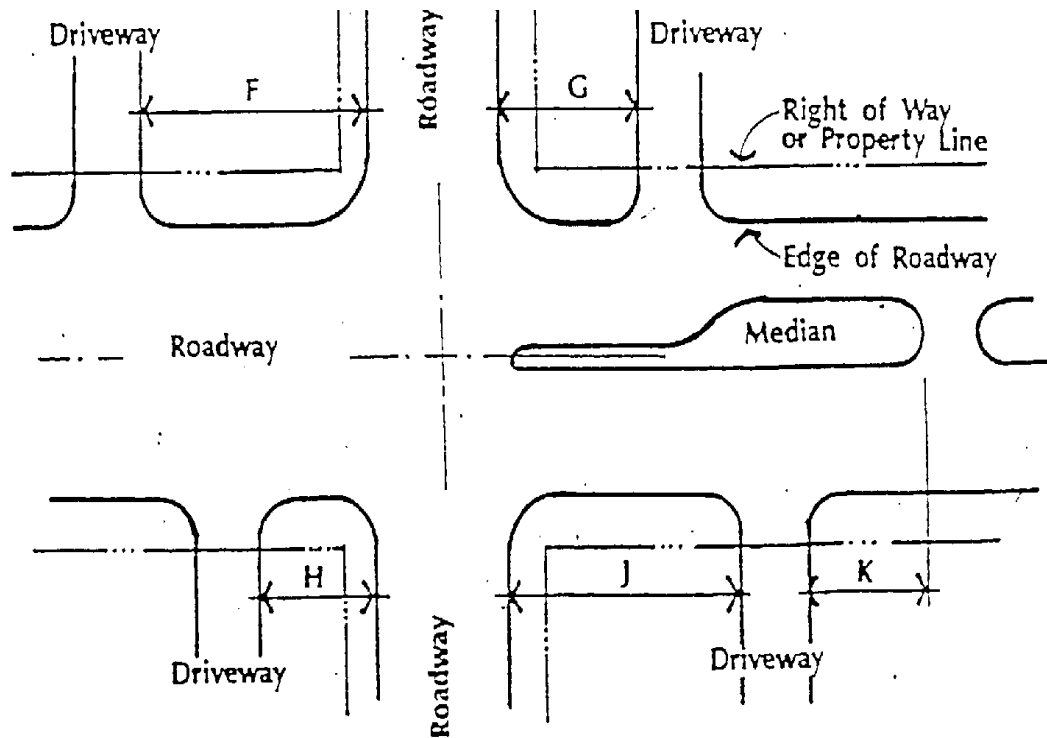


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Figure 9-45
MINIMUM DRIVEWAY CLEARANCES TO STREET CORNERS

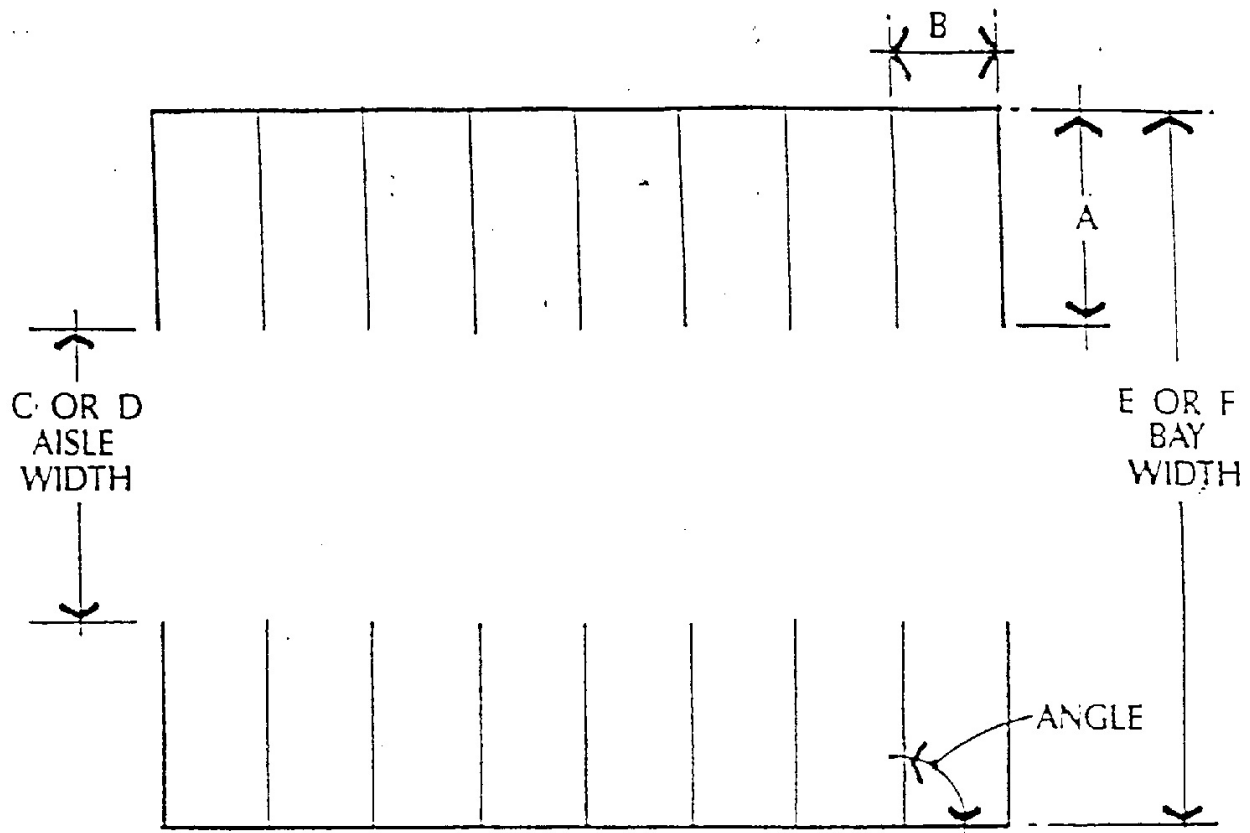
B. Stop sign intersection control.

<i>Minimum Corner Clearance in Feet</i>			
<i>Item</i>	<i>Functional Classification of Road</i>		
	<i>Arterial</i>	<i>Collector</i>	<i>Local</i>
F	115	75	50
G	115	85	50
H	85	85	50
J	115	75	50
K	75	0	0



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Figure 9-46
CONVENTIONAL PARKING DESIGN

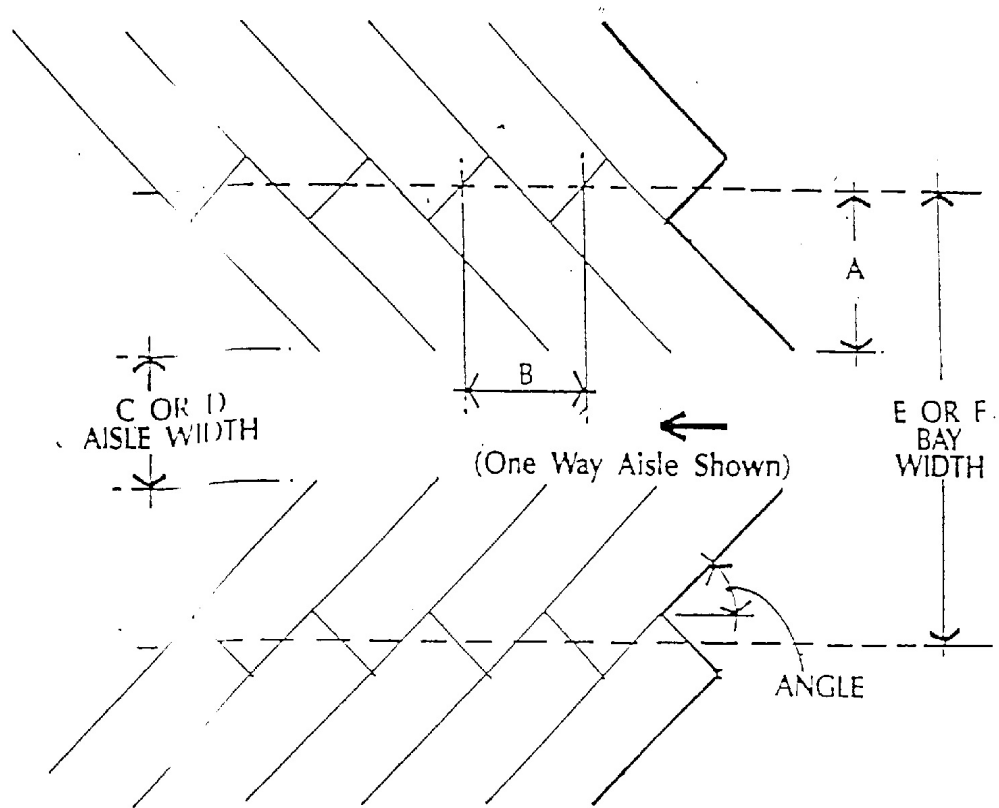


Parking Dimensions in Feet

Angle	Parking Space		One-Way Aisle	Two-Way Aisle	One-Way Bay	Two-Way Bay
	A	B	C	D	E	F
30°	16.8	18.0	12.0	20.0	45.6	51.6
45°	19.1	12.7	13.0	20.0	51.2	58.2
60°	20.1	10.4	18.0	22.0	58.2	62.2
90°	18.0	9.0	26.0	26.0	N/A	62.0

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Figure 9-47
PARKING DESIGN INTERLOCKED SPACES

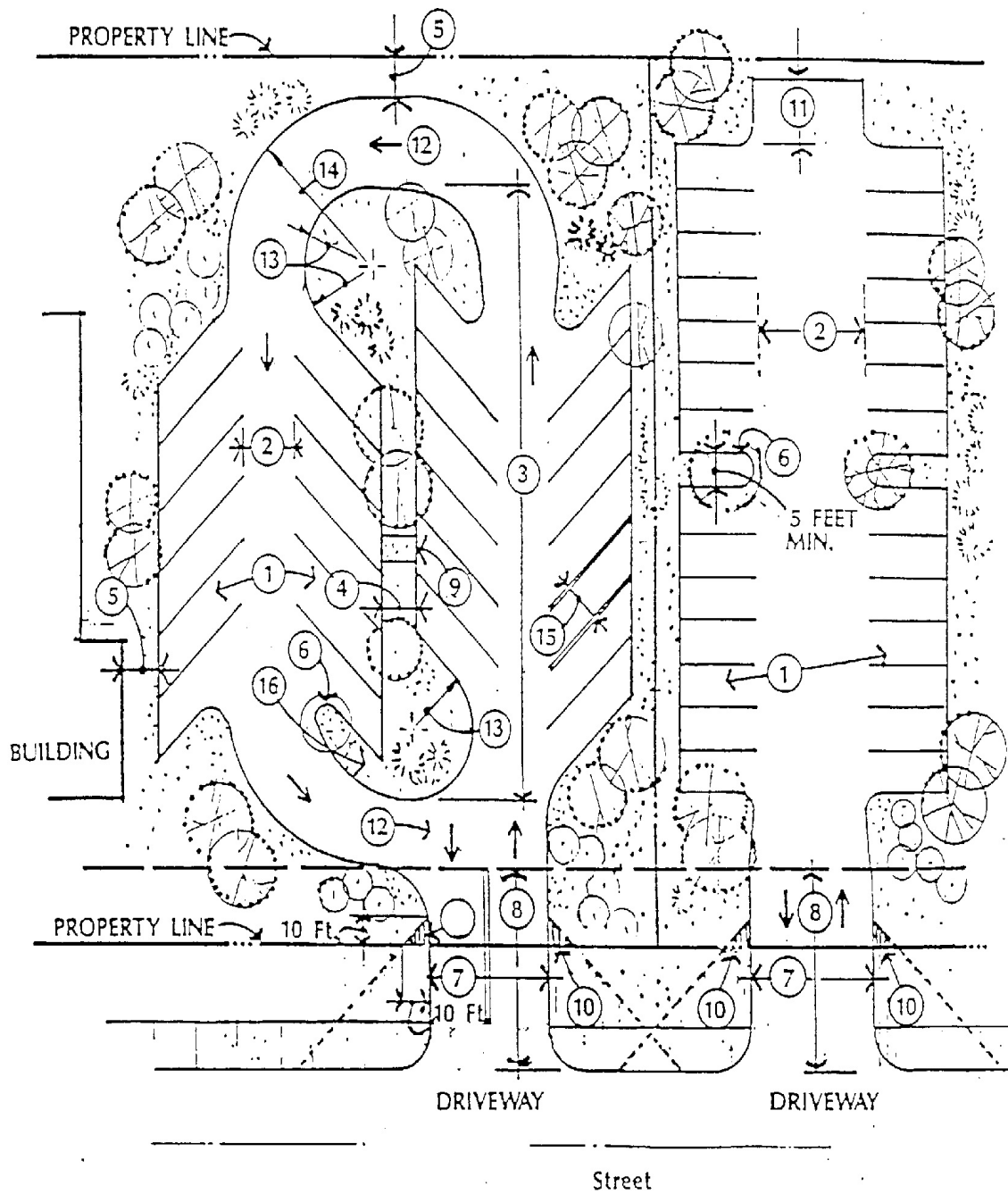


<i>Parking Dimensions in Feet</i>						
<i>Angle</i>	<i>Parking Space</i>		<i>One-Way Aisle</i>	<i>Two-Way Aisle</i>	<i>One-Way Bay</i>	<i>Two-Way Bay</i>
	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>
30°	12.9	18.0	12.0	20.0	37.8	43.8
45°	15.9	12.7	13.0	20.0	44.8	51.8
60°	17.0	10.4	18.0	22.0	53.7	57.7

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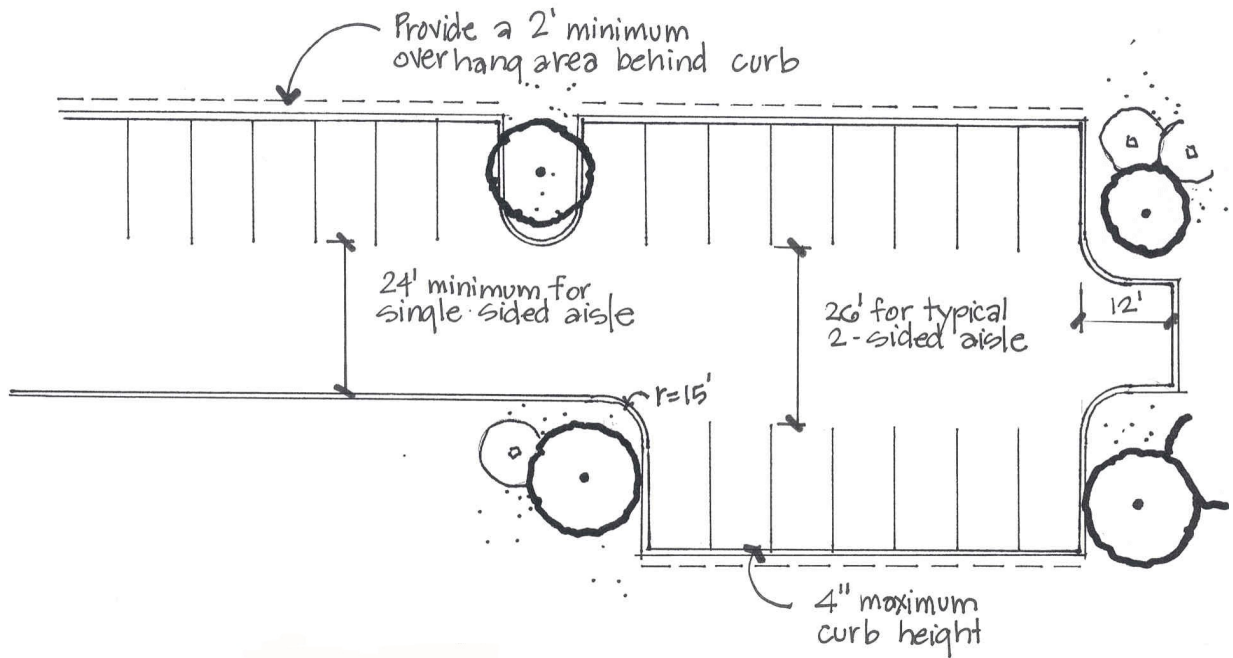
Figure 9-48

MINIMUM REQUIREMENTS FOR PARKING (See section 912.05J for requirements identified by 1 through 16)



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Figure 4-49
PARKING AISLE SERVING PARKING ON ONE SIDE ONLY



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912.09 Accessible Parking.

A. Compliance with guidelines. All areas of newly designed or newly constructed buildings and facilities required to be accessible and altered portions of existing buildings and facilities also required to be accessible shall comply with ADA Accessibility Guidelines for Buildings and Facilities unless otherwise provided in this article.

B. Number of accessible parking spaces. If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with ADA regulations shall be provided in each such parking area in conformance with the table below. All residential projects are exempt from these provisions except as otherwise provided. Spaces required by the table need not be provided in the particular lot. They may be provided in a different location if equivalent or greater accessibility, in terms of distance from an accessible entrance, cost and convenience is ensured.

<i>Total Parking in Lot</i>	<i>Required Minimum Number of Accessible Parking</i>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
Over 1000	20 plus 1 for each 100 over 1000

1. For facilities providing medical care and other services for persons with mobility impairments, parking space requirements shall be in accordance with the following.

a. General health care facilities.

Employees and visitor parking to comply with the table above.

b. General outpatient facilities.

At least 10% of the total number of parking spaces provided serving each outpatient facility shall be accessible spaces.

c. Specialized outpatient facilities.

At least 20% of the total number of parking provided shall be accessible spaces for facilities specializing in treatment or services for persons with mobility impairment.

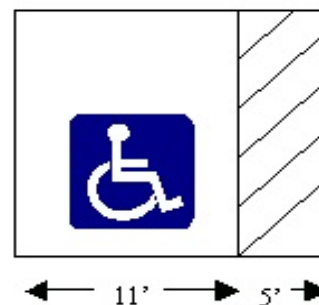
2. Accessible parking spaces for apartments.

At least 1 space or 2% of the total overall number of parking spaces, whichever is greater, shall be reserved accessible parking spaces.

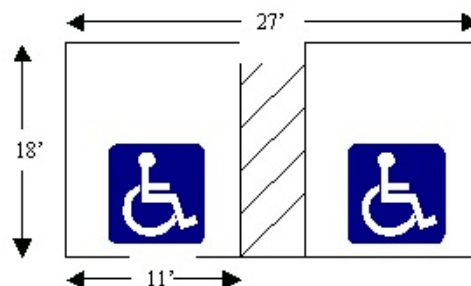
C. Minimum accessible parking space dimensions.

Each accessible parking space shall conform to ADA Universal Parking Space design guidelines. Stalls shall consist of rectangular areas not less than 11 feet wide by 18 feet long with a 5 feet minimum width access aisle on its right side, except in the case when 2 accessible parking spaces share a single 5-foot wide access aisle. Every access aisle shall lead directly to a curb ramp and accessible route of travel as set forth in Article 9.

Example of Single Space



Example of Double Space



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D. Identification of accessible parking spaces.

Accessible parking spaces shall be designated as reserved for the physically disabled as follows.

1. Each accessible parking space shall be marked on the ground with the international symbol of accessibility. The access aisle shall be included within the outlined area. The color scheme of the accessible parking space shall contrast with that of the surrounding regular parking spaces.

2. Signs shall be placed on a stationary post or object identifying each accessible parking space. Signage must include the international symbol of accessibility and have the minimum verbiage of: "RESERVED PARKING" and "A.R.S. § 28-884" and "Fines will be strictly enforced." At least 1 accessible parking sign in every 8 accessible spaces shall include the words "Van Accessible."

3. These signs shall not be obscured by a vehicle parked in the space. The bottom of the sign shall be located not less than 5 feet above the grade and shall be visible directly in front of the parking space.

E. Location of accessible parking spaces.

1. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.

2. Accessible parking spaces shall be located on a surface with a slope not exceeding 1 vertical foot in 50 horizontal feet.

3. Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing vehicle traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.

F. In new parking lots that are non-paved, the required handicap parking spaces and required access areas shall be provided on a hard surface to the satisfaction of the Director of Community Development.

G. Where parking is provided in a parking garage or under shade canopies, the ratio of covered to uncovered accessible parking spaces shall not be less than the ratio of covered to uncovered non-accessible parking spaces.

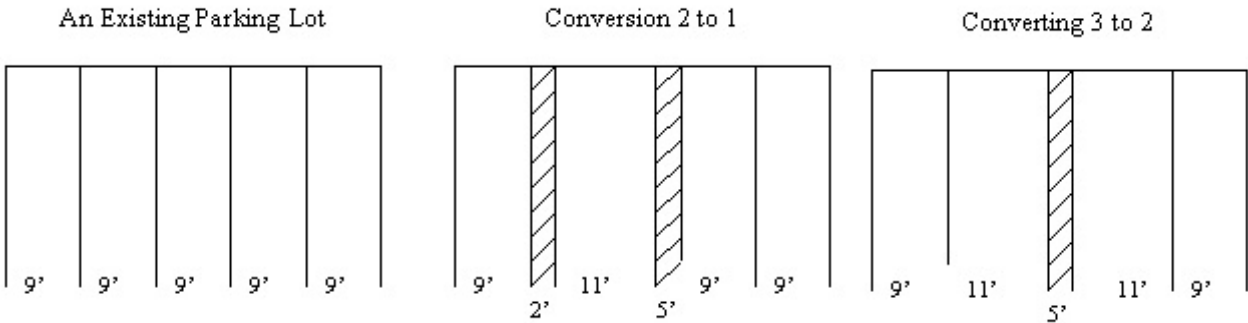
H. Where accessible parking spaces are provided within a parking garage, not less than 20 % of the accessible spaces shall be designated for high-profile vehicles, with a minimum headroom clearance of 9 feet, 6 inches provided in all parking, maneuvering and circulation areas serving such spaces. Except when all accessible spaces are high-profile spaces, special signage shall be provided to identify high-profile accessible parking spaces and to direct users to the location of both high-profile and standard-height accessible parking spaces.

I. Existing parking lots. Whenever a parking facility is altered, including re-striping, it shall provide accessible parking spaces as required by this article. In the case when conformance to this article results in a loss of parking spaces below that required for a specific use, then the parking facility shall come as close to conformance as possible to the satisfaction of the Director.



Development Standards

J. Parking conversion charts.



(Am. Ord. 2006-02, passed 1-10-2006; Am. Ord. 2009-15, passed 10-13-2009)